



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: HP02-003

DATE: March 22, 2001

**Façade Improvement alterations to
McEnery/Peggy Sue's Restaurant**

APPROVED:

DATE:

BACKGROUND

This Historic Preservation permit is to allow for façade improvement alterations to an existing storefront addition to the Farmers Union building located on the west side of North San Pedro Street approximately 100 feet north of Santa Clara Street. The Farmers Union building has been nominated for Historic Landmark Designation (HL01-139; 151 W. Santa Clara Street). The site is zoned CG, Commercial General and is designated Core Area Commercial on the adopted San Jose 2020 Land Use and Transportation Diagram.

This Historic Preservation permit is to allow the installation of canvas awnings, signage, wood trellis on painted steel columns and screened planter boxes onto the existing storefront addition. The existing modern storefront addition is not original to the building.

The Historic Landmarks Commission's comments will be forwarded to the Director of Planning and this permits will be considered by the Director of Planning at a public hearing on Wednesday, April 10, 2002.

ENVIRONMENTAL

This project was found to be exempt from Environmental Review.

ANALYSIS

This permit proposes to add signage and outdoor seating area enclosures in front of an existing anodized aluminum greenhouse storefront addition to a historic masonry building. On the front/San Pedro Street elevation, canvas awnings will be installed with open face brushed-aluminum channel letter and neon signage, painted wood storefront doors will replace anodized aluminum storefront doors, the section of the greenhouse structure above the awning will be painted-out or covered with painted metal panels and the glass panels on the base section of the green house structure will be covered with painted metal panels. The treatment of the greenhouse structure will continue around the corner to the side/parking lot elevation, and a



wood trellis on painted steel columns with two-foot high infill planter boxes and six-foot high infill planting screens will enclose an outdoor seating area. Please see the attached plan set for details.

In evaluating this proposal, Secretary of the Interior's Standard #9 applies.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The existing modern storefront addition is not original to the Farmers Union building. The new signage, awnings, metal panels and will not affect original fabric on the building and are easily identified as a modern day addition. Planning staff believes that this proposed modification is consistent with the Standards.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed modification to the Director of Planning.

Courtney Damkroger
Historic Preservation Officer

Attachments

PBCE002/Historic/4-03-02/HP02-003

Historic Landmarks Commission

April 3, 2002

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